

Ladies and Gentlemen,

My name is James Carey and I am the administrator of the Planning, Zoning and Building Department for the Town of East Hampton. I have been asked by Town Manager, Jeffery O'Keefe, to represent East Hampton's position regarding proposed changes to the Affordable Housing legislation CGS 8.30g.

Our Town has recently been subjected to two appeals taken under 8.30.g and in both instances entered into agreements to settle the appeals and to approve the projects as submitted. Both projects were proposed in areas, or Zones that did not have infrastructure in place to support the number of units proposed. Both required the construction of substantial water supply systems utilizing a resource, bedrock wells, that were not demonstrated to be viable and sustainable in those locations. We asked for data to support the assumption that the property could sustain the water requirements of the proposed projects and were denied that data until well into the 8.30.g appeals process. The appellants position was that such data was not required of projects that were in conformance to the underlying Zone (single and two-family homes), and therefore our request was only an effort to "keep out" affordable housing. Legal costs to the Town exceeded \$100,000 of taxpayer funds, unbudgeted and unrecoverable funds. These systems are now part of East Hampton's municipal infrastructure and will result in costly, fragmented and unplanned water distribution systems. This is not the intended goal of the affordable housing appeals act, I'm sure. It is, however the result.

The Town of East Hampton supports changes to 8.30g that allow for the more reasonable definition of "Affordability", the exemption for Towns that adopt Incentive Housing Zones under the Home Connecticut initiative and to require that accessory apartments be considered "affordable housing". We support these initiatives because they begin to give Towns an opportunity to provide a diversity of housing while retaining our ability to plan for the location and delivery of the services that our taxpayers demand and deserve.

The Town of East Hampton embraces the concept of "Smart Growth" and has applied for and been granted a \$50,000 planning grant through the Home Connecticut Initiative. We are very grateful to the State for these funds and look forward to putting together a reasonable set of regulations and inclusive zone options so that the Town can work cooperatively with the development community to provide housing opportunities for our diverse and vibrant population. We will appreciate every effort the State takes to make the process of creating affordable housing more cooperative and less confrontational. We believe that your support for the changes to 8.30g will be a good start in that direction.

Thank you all for your time,

James P. Carey  
Administrator, Planning, Zoning and Building  
East Hampton, CT